

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Eagle County

Contact the Vail Board of REALTORS® or Glenwood Springs Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

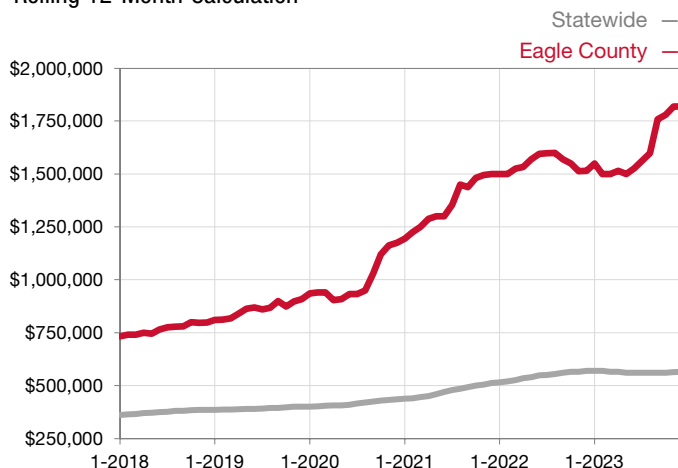
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	29	31	+ 6.9%	819	694	- 15.3%
Sold Listings	31	35	+ 12.9%	589	503	- 14.6%
Median Sales Price*	\$1,887,500	\$2,135,000	+ 13.1%	\$1,515,000	\$1,820,000	+ 20.1%
Average Sales Price*	\$2,414,904	\$2,428,442	+ 0.6%	\$2,610,864	\$2,592,609	- 0.7%
Percent of List Price Received*	95.9%	95.3%	- 0.6%	98.2%	96.6%	- 1.6%
Days on Market Until Sale	88	104	+ 18.2%	54	81	+ 50.0%
Inventory of Homes for Sale	195	190	- 2.6%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	32	48	+ 50.0%	811	617	- 23.9%
Sold Listings	32	56	+ 75.0%	624	485	- 22.3%
Median Sales Price*	\$1,117,000	\$2,312,500	+ 107.0%	\$1,010,000	\$1,405,000	+ 39.1%
Average Sales Price*	\$1,987,344	\$2,346,390	+ 18.1%	\$1,651,104	\$2,050,013	+ 24.2%
Percent of List Price Received*	96.3%	97.9%	+ 1.7%	99.8%	97.6%	- 2.2%
Days on Market Until Sale	58	148	+ 155.2%	29	63	+ 117.2%
Inventory of Homes for Sale	143	152	+ 6.3%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

